

SWT Planning Committee - 24 October 2019

Present: Councillors Roger Habgood, Ian Aldridge, Sue Buller, John Hassall (In place of Ed Firmin), Marcia Hill, Martin Hill, Mark Lithgow, Janet Lloyd (In place of Loretta Whetlor), Chris Morgan, Craig Palmer, Ray Tully, Brenda Weston and Gwil Wren

Officers: Rebecca Miller (Principle Planning Specialist) , Andrew Penna (Garden Town Coordinator), Martin Evans (Shape Legal Partnership), Tracey Meadows (Democracy and Governance)

(The meeting commenced at 1.15 pm)

72. **Chair of Planning Committee**

The Vice- Chair, Councillor Habgood took the Chair for this meeting.

73. **Apologies**

Apologies were received from Councillors Coles, Firmin, Nicholls and Whetlor

74. **Minutes of the previous meeting of the Planning Committee**

(Minutes of the meeting of the Planning Committee held on 3 October 2019 circulated with the agenda)

Resolved that the minutes of the Planning Committee held on 3 October 2019 be confirmed as a correct record.

Proposed by Councillor Marcia Hill, seconded by Councillor Buller

The **Motion** was carried.

75. **Declarations of Interest or Lobbying**

Members present at the meeting declared the following personal interests in their capacity as a Councillor or Clerk of a County, Town or Parish Council or any other Local Authority:-

Name	Item No.	Description of Interest	Reason	Action Taken
Cllr S Buller	5 & 6	Various correspondence received	Personal	Spoke and Voted

Cllr R Habgood	5	Various correspondence received		
Cllr Mrs Hill	5	Various correspondence received. Taunton Charter Trustee	Personal	Spoke and Voted
Cllr M Lithgow	5	Various correspondence received Wellington	Personal	Spoke and Voted
Cllr J Lloyd	5	Undertook a site visit. Wellington & Sampford Arundel	Personal	Spoke and Voted
Cllr C Morgan	5	Various correspondence received. Stogursey	Personal	Spoke and Voted
Cllr C Palmer	5	Various correspondence received. Member of the public in the chamber was known to Cllr Palmer. Minehead	Personal	Spoke and Voted
Cllr R Tully	5	Various correspondence received. West Monkton	Personal	Spoke and Voted
Cllr B Weston	5	Various correspondence received. Taunton Charter Trustee	Personal	Spoke and Voted
Cllr G Wren	5	Various correspondence received.		

76. **Public Participation**

Application No.	Name	Position	Stance
3/37/17/019	Mr G Newland Mrs R Woods		Objecting Objecting

	A Bowsher R Farrow J Abbot-Garner Rep for Cllr Whetlor, L Peeks Mrs L Peeks Mr P Murphy Mr M Kendrick	Williton PC Watchet PC Grassroots Agent	Objecting Objecting Objecting Objecting Objecting Objecting Objecting Infavour
10/19/0023	Mr P Radice E Carroll G Chaplin J Banks	Local Resident Local Resident Local Resident Agent	Objecting Objecting Objecting Infavour

77. **Public question time**

Public question time; Comments were received from Charlie Kay, Louise Thomas, Derek Tressmer and Karen Churchill regarding the proposed reforms to permitted development rights to support the deployment of 5G and extend mobile coverage.

78. **3/37/17/019**

3/37/17/019 Outline Planning Application with all matters reserved, except for means of access, for the erection of up to 139 dwellings and associated works on Land south of Doniford Road and Normandy Avenue, Watchet, Taunton

Comments received from members of the public included;

- Flooding issues;
- New homes should be in reach of local amenities;
- Concerns with access to the site from Doniford Road, Williton;
- Concerns with noise and disturbance whilst this estate was being built;
- No bus routes to the estate;
- Public access through Cherry Tree Way was a permissive right given by the residents of Cherry Tree Way and could be taken away at any time;
- No appointments available for the doctors surgery;
- Concerns with the private roads upkeep;
- The development should not be developed until the Liddy Moor Farm site was developed;
- Development did not comply with Policies SC1, SC5, OC1, CF5, CF2;
- Concerns that there were no street lights or footpath to the site;
- Public Right of Way to the site needed improving;
- Watchet was already saturated by proposed housing developments;
- There was no infrastructure in Watchet to sustain this development;
- Increased traffic;

- Concerns with the loss of the road side hedge changing the rural character;
- This development would have an adverse impact on the landscape;
- Concerns with lack of consultation on the application;
- Currently there was a green open space between the edge of Watchet and the outline of Normandy drive, this development would close this;
- The AONB need to be consulted on this application;
- The site had been promoted for development in a transparent and correct manner;
- Public consultation was sought with various consultees;
- Pre application advice was sought for this development;
- 5 years was not considered to be a speculative development for this site;
- The development would improve flooding on this site;
- No technical objections had been received for this scheme;
- This development would alleviate the housing crisis in West Somerset;

At this point in the meeting the Chair called for a 5 minute break.

Comments from members included;

- Concerns with how the cyclist and walkers would get to Williton;
- Wildlife would be squeezed into a smaller area;
- The traffic impact was not seen on the site visit;
- There was no easy way to get into Watchet from this site;
- Concerns with Flooding issues on the site;
- Concerns that the site would be visible from the AONB;
- Concerns that the site was premature;
- Ecological mitigation needs to be taken into account;
- Development not compliant with the purposes of sustainability;
- Lack of bus services to the area;
- The site was not appropriate until Liddymoor Farm had been developed;
- Concerns with the access through Cherry Tree Way;
- The site did not comply with TR2 regarding reducing reliance on private cars;
- Further commitment to social housing was needed;
- Concerns with lack of employment in the area;

Councillor Aldridge proposed and Councillor Morgan seconded a motion for the application to be **REFUSED** the motion failed.

Councillor Habgood proposed and Councillor Tully seconded a motion for the application to be **APPROVED** with the amended recommendation as on the update sheet;

It was recommended that delegated Authority be granted to the Principal Planning Specialist to grant planning permission subject to the completion of an appropriate legal agreement to secure the following:

- An appropriate mix and tenure of affordable housing at a rate of 35% of the total number of dwelling provided;
- Provision and maintenance of on-site play and open space (including LEAP);
- Provision of lands for ecological mitigation within the applications ownership;
- Travel Plan, including monitoring costs, and measures set out in the submitted NMU;
- Education contributions of £221,962, for early years and £546,368 for Knights Templar 1st School;

The **Motion** was carried with one abstention

At this point in the meeting the Chair called for a 5 minute break.

79. **10/19/0023**

10/19/0023 Change of use of 3. No agricultural buildings to 1 No. 3 bedroom dwelling (Class C3) and associated works at Pay Farm, Willand Road, Churchstanton

Comments by member of the public included;

- Concerns that this was a 70% rebuild;
- Proposal did not satisfy DM2;
- Site lied within the AONB;
- The buildings were of a poor quality and not suitable for residential use;
- There were no exceptional circumstances to justify conversion;
- Concerns that it was 1.75 miles to the nearest amenities;
- This was an unwarranted development in the Countryside;
- No mains water or sewerage on site;
- Increased traffic flow;
- Track would not hold up to construction traffic;
- Unsuitable site for development;
- The buildings had local character;
- Significant building work was not needed to restore these barns;

Comments by Members included;

- Concerns regarding the proximity of the master bedroom and en-suite to the main building which was across the yard;
- Concerns that this development was in the middle of the AONB;
- Concerns with the impact and size of the development;
- Concerns with the access road;
- Concerns with drainage on the site;
- Unsustainable location for development;

Councillor Wren proposed and Councillor Lloyd seconded a motion to **REFUSE** the application.

The **Motion** was carried

Reason

The proposed development is considered to be in an unsustainable location and by virtue of the master bedroom and en-suite being separate from the main dwelling, is considered to be poor design and would detract from the character and appearance of this part of the AONB. The Local Planning Authority is also not satisfied that the proposed development will not result in substantial rebuilding and alterations to the existing barns. The development is therefore considered to be contrary to Core Strategy Policies SP1; SD1; DM1; DM2; DM4 and CP8 and Policies SB1 and D7 of the Sites Allocations and Development Management Plan.

80. **38/19/0315/LB**

38/19/0315/LB

Various external alterations to the front elevation of 2 Magdalene Lane, Taunton

Item was withdrawn

81. **Access to information- Exclusion of the Press and Public**

RESOLVED that the press and public be excluded from the meeting for the item numbered 8 on the Agenda as the item contained exempt information as defined in paragraph 7 of Part 1 of Schedule 12A to the Local Government Act, 1972, and the public interest in withholding the information outweighed the public interest in disclosing the information to the public.

82. **Tonedale Mill S 215 Notice**

Tonedale Mill, Tonedale, Wellington, S215 Notice

RECOMMENDED to the committee to approve the recommendation contained as written within the report.

The **Motion** was carried

83. **Appeals and Decisions received**

Noted that there were two appeals received.

(The Meeting ended at 5.30 pm)

